

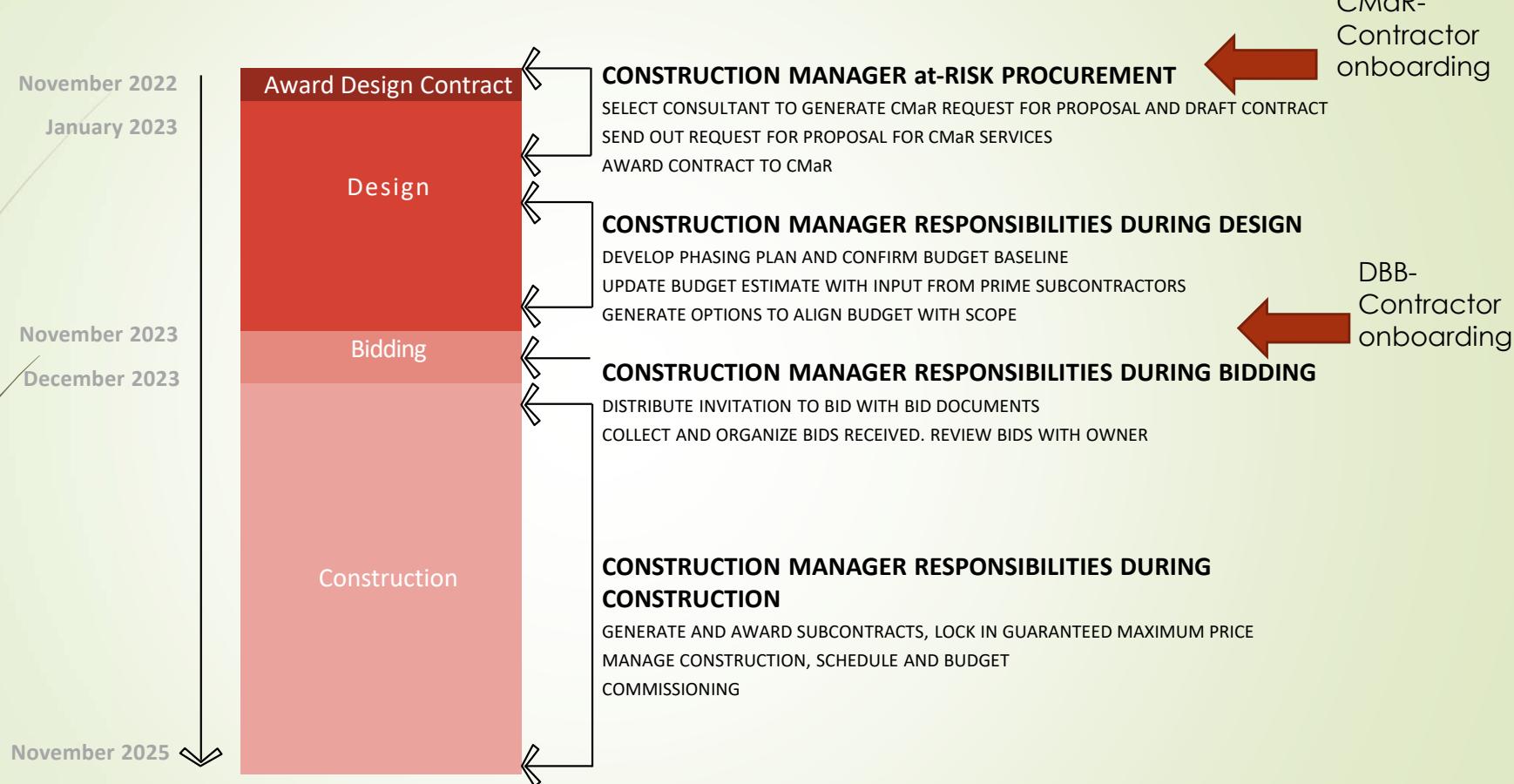


Construction Management at-Risk

MAA Briefing

June 28, 2022

Construction Management at-Risk (CMaR) | FAR



Construction Management at-Risk vs Design-Bid-Build

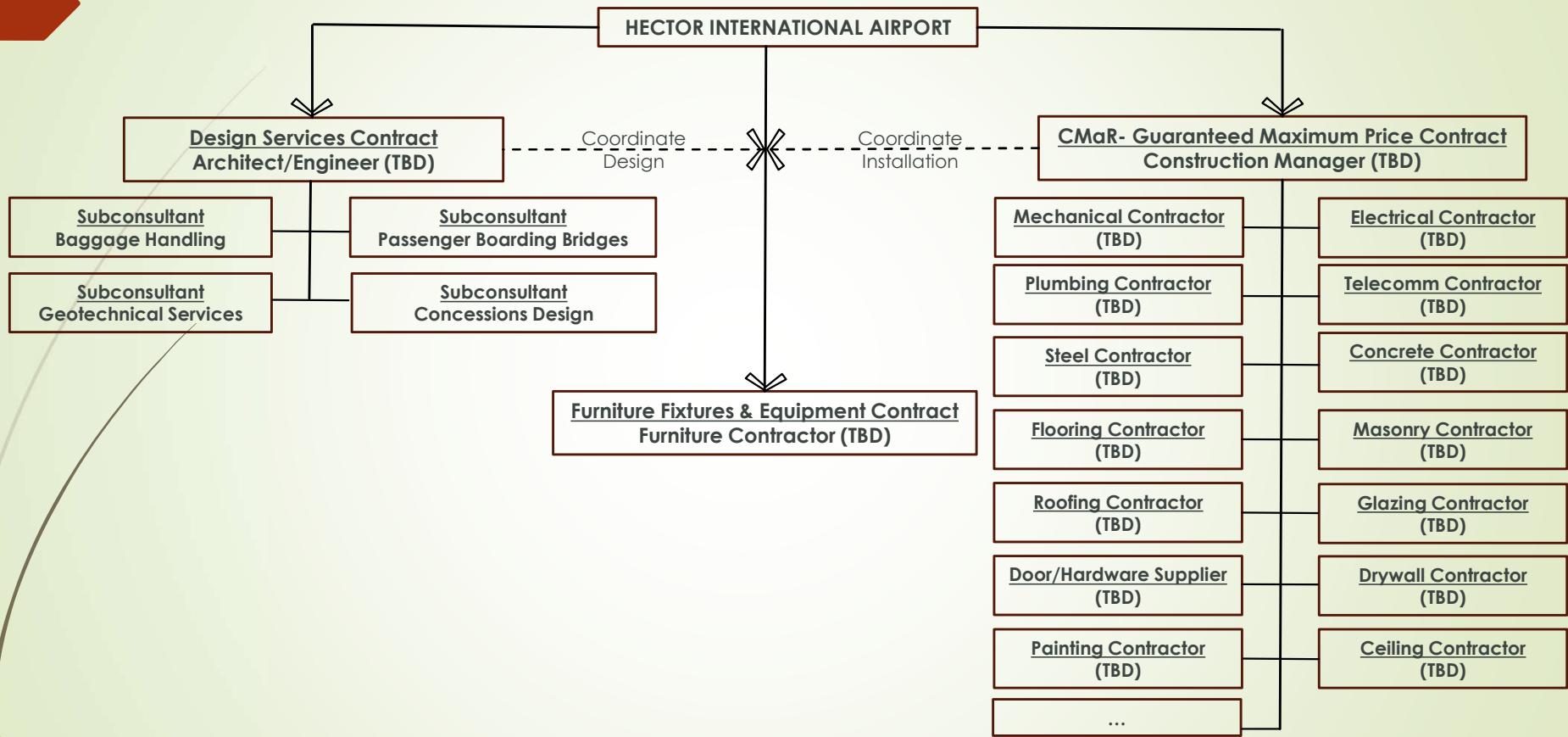
CM-at Risk^{Prime Contract}

- Familiar with project early on
- Phasing input and buy-in during design
- Material availability issues surface earlier
- CM selection can be based on qualifications, quality, past experience and best-value
- FAA funding requires approval of the Justification Questionnaire
- Transparent Material and Subcontract costs
- More negotiating room on the Contracting fee
- Less risk on the Owner to deliver project within budget
- Value engineering during design
- Maximize bid participation and procurement
- Potential for prep work can occur prior to design being completed
- Real time pricing for Material and System options available during design
- Identify 'hidden costs' during design
- Capability for destructive investigation and exploration during design
- Can be difficult to get competitive bid participation on self-performed work

Design-Bid-Build^{iple Prime Contract}

- No Preliminary constructability review by the Contractor
- Phasing/Scheduling is determined prior to bidding without Contractor input
- Contracting fee is rolled up into the lump sum bid
- FAA funding approved method
- Selection based on lowest cost and a general foundation of qualifications
- Owner responsible to hold larger contingency for unforeseen, adds and coordination conflicts
- No preliminary estimating
- More responsibility on Owner to deliver project within budget
- Owner has little control on subcontractor selection process
- Owner is responsible for bidding to meet FAA DBB guidelines
- Lump Sum contract with a schedule of values broken out by the GC

Construction Management At-Risk Organization



Next Steps

- ▶ A decision should be made prior to Fall 2022
- ▶ FAA Justification Questionnaire will need to be completed and submitted to the FAA for approval
- ▶ If CMaR is the right direction to go for the airport, a consultant to help generate the CMaR RFP and contract language needs to be onboarded by September to ensure time for RFP posting, responses and interviews



Questions